

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Thursday – June 17, 2021

AGENDA

1. ROLL CALL
2. APPROVAL OF MINUTES FROM THE MAY 20, 2021, CHICAGO PLAN COMMISSION HEARING
3. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

TIF Plan Update

1. A resolution recommending a proposed ordinance authorizing a Tax Increment Finance District (TIF), the general boundaries for the Area are Marquette Road to the north, Lake Michigan to the east, 79th Street to the south, and the South Shore Line to the west (21-020-21; 5th and 8th Wards).

Acquisition

1. A resolution recommending a proposed ordinance authorizing an acquisition of privately owned parcels from Pioneer Bank and Pioneer Annex generally located at 4000-4008 West North and 1616 to 1638 North Pulaski Road (21-019-21; 26th Ward).

Disposition

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4443 West Chicago Avenue to the Boys & Girls Clubs of Chicago (21-021-21; 37th Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 3357 West 55th Street to PODER learning center (21-022-21; 14th Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 2256 W. Monroe Street, 2339 W. Monroe Street, 2654 W. Adams Street, 2659 W. Adams Street, 210 S. Hoyne Avenue, 212 S. Hoyne Avenue, 3262 W. Walnut Street and 3264 W. Walnut Street to a joint venture between Joudeh Investments LLC. And MKB Business Strategies LLC. (21-014-21; 27th and 28th Wards).

4. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6941 South Stony Island Avenue to Diamond Realty Management Services Inc. (21-023-21; 5th Ward).

4. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A resolution recommending the approval and subsequent adoption of the Equitable Transit Oriented Development (eTOD) Policy Plan. The recommendations in the policy plan are intended to guide future growth around transit. The plan boundaries are congruent with city limits. (All Wards)
2. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 4447 N Hazel LLC, for the property generally located at 4447 N Hazel Street. The property is zoned B2-3 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a five-story residential building with 32 dwelling units and 16 vehicular parking spaces (LF #755; 46th Ward).
3. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the Chicago Park District, for the property generally located at 4501 N Clarendon Avenue. The property is zoned POS-2 and is within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to renovate the existing Clarendon Community Center. The renovation involves accessibility improvements, a new roof and building mechanicals, improvements of interior finishes and limited site improvements (LF #756; 46th Ward).
4. A proposed Residential Business Planned Development and proposed Industrial Corridor Map Amendment within the North Branch Industrial Corridor, submitted by 1838 Elston Avenue LLC, for the property generally located at 1838 North Elston Avenue. The applicant is proposing to rezone the site from M3-3 (Heavy Industry District) to B3-3 (Community Shopping District) to a Residential Business Planned Development. The applicant proposes to construct a 74'-tall building (77' to top of parapet) with 34 residential units and ground floor commercial space. A 1.4 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 4.4 (20195, 32nd Ward).
5. A proposed Residential Institutional Planned Development, submitted by the applicant, 2219 North Hamilton, LLC, for the property generally located at 2101-2125 W. Lyndale St., 2200-2240 N. Hoyne Ave., 2100-2124 W. Webster Ave., and 2201-2243 N. Hamilton Ave. The applicant is proposing to rezone the site from RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) to a RM5.5 (Residential Multi-Unit District) and then to a Residential Institutional Planned Development. The request is sought to allow for the conversion of a group living facility (convent) to multi-unit residential consisting of 23 dwelling units and 18 accessory off-street parking spaces. The planned development consists of two (2) Sub-Areas with a maximum FAR of 1.45 for Sub-Area A and 1.1 for Sub-Area B. (20632; 32nd Ward).

6. A proposed Residential-Business Planned Development, submitted by LG Development Group, LLC, for the property generally located at 210 North Aberdeen Street. The applicant is proposing to rezone the site from C1-1 (Neighborhood Commercial District) to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a 19-story, 239'-tall building with 414 residential units, ground floor commercial space, and 102 accessory vehicular parking spaces. A 2.2 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 9.2 (20225, 27th Ward).
7. A proposed Residential-Business Planned Development, submitted by LG Development Group, LLC, for the property generally located at 1150 West Lake Street. The applicant is proposing to rezone the site from C1-1, C1-2, and C1-3 (Neighborhood Commercial District) to a unified DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct two buildings. A 33-story, 330'-tall building with 486 residential units, ground floor commercial space on the south side of Lake St. (Sub-Area A) and a 20-story, 222'-6"-tall building with 179 residential units, ground floor commercial space on the north side of Lake St. (Sub-Area B). The overall planned development would contain 290 accessory vehicular parking spaces and four loading berths. A 1.3 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 8.3. (20672, 27th Ward)
8. A proposed amendment to Residential Business Planned Development 1323, submitted by 1000 South Michigan Equities LLC, for the property generally located at 920-1006 S. Michigan Ave. and 1011-1015 S. Wabash Ave. The applicant proposes to amend Planned Development 1323 to add 232 dwelling units to Subarea A. Subarea A improvements will consist of a 73-story, 805' tall residential building containing 738 dwelling units and 320 accessory parking spaces and 3 loading berths. Existing Subarea B improvements include a 102' tall office building with 1 loading berth. No changes to Subarea B of the planned development are proposed. A 0.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 21.22. The Chicago Plan Commission granted Lake Michigan and Chicago Lakefront Ordinance approval of the project on April 21, 2016, therefore an exemption from the Lakefront Ordinance pursuant to Section 16-4-150 has been approved by the Zoning Administrator for the proposed amendment. (20589; 4th Ward).

5. CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1. None Scheduled

6. ADJOURN